

Douglas S. Stanger (DS 5141)
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Order Filed on June 29, 2020
by Clerk
U.S. Bankruptcy Court
District of New Jersey


**UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF NEW JERSEY**

IN RE: Stephen Agresta, Debtor(s)	CAMDEN VICINAGE Case No.: 18-13271 Judge: Hon. Andrew B. Altenburg, Jr.
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**ORDER AUTHORIZING TO SELL DEBTORS' REAL PROPERTY LOCATED AT
101 WEST VENANGO STREET, PHILADELPHIA, PENNSYLVANIA
(i) FREE AND CLEAR OF LIENS PURSUANT TO 11 U.S.C. §363(b) AND (f) and (ii)
AUTHORIZING THE CHAPTER 7 TRUSTEE TO PAY, AT CLOSING, ALL
OUTSTANDING COSTS, INCLUDING REAL ESTATE COMMISSIONS**

The relief set forth on the following pages, numbered two (2) through two (2) is hereby
ORDERED.

DATED: June 29, 2020



Honorable Andrew B. Altenburg, Jr.
United States Bankruptcy Court

In Re: Stephen Agresta
Case No.: 18-13271
Order Authorizing Sale of Real Property
Page 2 of 2

THIS MATTER comes before the Court by way of Motion of Douglas S. Stanger, Attorney for the Chapter 7 Trustee, on notice to applicable creditors, and; having reviewed and found the methods of service proper and that adequate notice of the within Motion was provided to these parties in interest. For good cause shown by the Chapter 7 Trustee, it is hereby

ORDERED:

1. Douglas S. Stanger, Chapter 7 Trustee of the Bankruptcy Estate of Stephen Agresta (“the Trustee”) is hereby authorized to sell the real property commonly known as 101 West Venango Street, Philadelphia, Pennsylvania (the “Property”) for \$225,000.00 pursuant to the terms and conditions set forth in the Contract of Sale provided to the Court free and clear of all liens.

2. Real Estate Commissions for the sale of this Property in the amount of \$9,000.00 are hereby **APPROVED**, bringing the total real estate commissions for the sale of all the properties which are part and parcel to this Property to \$66,000.00. The Trustee is authorized to pay these fees at closing.

3. The City of Philadelphia’s statutory and judicial liens attached to the subject property shall be satisfied from the proceeds of sale.

4. Other closing fees payable by the Trustee may be satisfied from the proceeds of sale.

Certificate of Notice Page 3 of 3

United States Bankruptcy Court
District of New JerseyIn re:
Stephen Agresta
DebtorCase No. 18-13271-ABA
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0312-1

User: admin
Form ID: pdf903Page 1 of 1
Total Noticed: 1

Date Rcvd: Jun 29, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 01, 2020.

db #+Stephen Agresta, 1001 Kresson Road, Cherry Hill, NJ 08003-2724

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.
While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jul 01, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 29, 2020 at the address(es) listed below:

Allen I Gorski on behalf of Creditor Gorski & Knowlton PC agorski@gorskiknowlton.com
 Andrew L. Spivack on behalf of Creditor U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST nj.bkecf@fedphe.com
 Charles D Whelan, III on behalf of Creditor Total Rental Inc. whelan@ix.netcom.com
 Damien Nicholas Tancredi on behalf of Trustee Douglas S. Stanger damien.tancredi@flastergreenberg.com, damien.tancredi@ecf.inforuptcy.com
 Denise E. Carlon on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES,SERIES 2007-13 dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
 Douglas S. Stanger on behalf of Trustee Douglas S. Stanger doug.stanger@flastergreenberg.com, nj02@ecfcbis.com, jackie.parsio@flastergreenberg.com;diana.janansky@flastergreenberg.com, dss@trustesolutions.net
 Douglas S. Stanger doug.stanger@flastergreenberg.com, nj02@ecfcbis.com, jackie.parsio@flastergreenberg.com;diana.janansky@flastergreenberg.com,dss@trustesolutions.net
 Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com
 Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com
 Jennifer R. Gorchow on behalf of Trustee Isabel C. Balboa jgorchow@standingtrustee.com
 Mark K. Smith on behalf of Debtor Stephen Agresta markksmithlaw@aol.com, Romasmith@aol.com
 Melissa S DiCerbo on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES,SERIES 2007-13 nj-ecfmail@mw-law.com, nj-ecfmail@ecf.courtdrive.com
 Melissa S DiCerbo on behalf of Creditor U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust nj-ecfmail@mw-law.com, nj-ecfmail@ecf.courtdrive.com
 Pamela Elchert Thurmond on behalf of Creditor LAW DEPT CITY OF PHILADELPHIA Pamela.Thurmond@phila.gov, Karena.Blalock@phila.gov
 Rebecca Ann Solarz on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES,SERIES 2007-13 rsolarz@kmlawgroup.com
 Robert Davidow on behalf of Creditor U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST, BY CALIBER HOME LOANS, INC., AS ITS ATTORNEY IN FACT nj.bkecf@fedphe.com
 U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 17